

\$889,900 - 31 Auburn Shores Crescent Se, Calgary

MLS® #A2160984

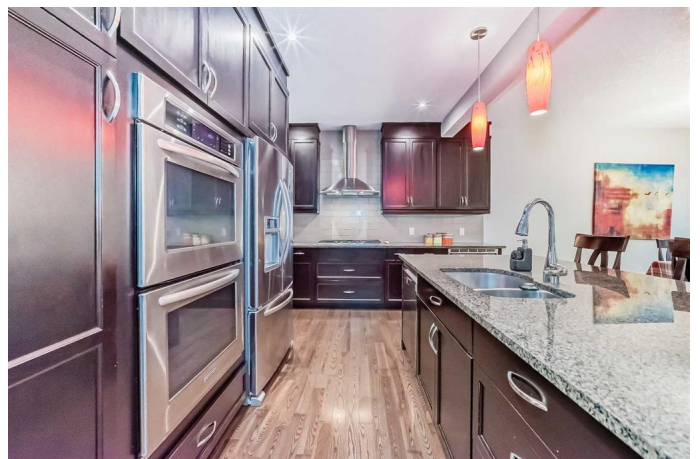
\$889,900

5 Bedroom, 4.00 Bathroom, 2,641 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

This stunning home is a true gem, offering an abundance of luxurious upgrades and thoughtful features that make it a standout. 5 BEDROOMS, 4 BATHROOMS. Meticulously maintained, it boasts a CHEF'S KITCHEN perfect for entertaining, complete with high-end STAINLESS STEEL appliances, GRANITE countertops, a DOUBLE OVEN, a spacious breakfast bar, and beautiful HARDWOOD floors. A BUILT-IN desk adds a touch of functionality, while the main floor office provides a quiet workspace. Storage is plentiful throughout, including a massive PANTRY. The primary ensuite is a serene retreat with double sinks, a relaxing SOAKER tub, and a separate shower, complemented by the convenience of an UPSTAIRS LAUNDRY room. The fully DEVELOPED BASEMENT is an entertainer's dream, featuring an extra bedroom, a WET BAR, and modern comforts like DUAL Lenox FURNACES, both equipped with AIR CONDITIONING, and a TANKLESS hot water system. The home's outdoor spaces are equally impressive, with a welcoming front BALCONY, a composite deck, and a fully landscaped backyard complete with a paving stone PATIO and PLANTERS. Wired for sound and built for convenience, this home is an exceptional blend of elegance and functionality. AND DONT FORGET your a member of the Auburn Bay Residents Association (google it) The Auburn House park is 13 acres in size with a 43 acre lake where residents have exclusive access to all of our



amenities, including a CLUB HOUSE, SPLASH park, PLAY EQUIPMENT, a FISHING dock, a BOATHOUSE, TENNIS courts, PICNIC shelters, and more!

Built in 2011

Essential Information

MLS® #	A2160984
Price	\$889,900
Sold Price	\$890,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,641
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	31 Auburn Shores Crescent Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 0X1

Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front, Off Street

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island,
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	Soaking Tub, Tankless Hot Water, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room, Mantle, Raised Hearth, Sealed Combustion
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Gutters
Lot Description	City Lot, Lawn, Interior Lot, Irregular Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2024
Date Sold	September 9th, 2024
Days on Market	11
Zoning	R-1
HOA Fees	494.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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